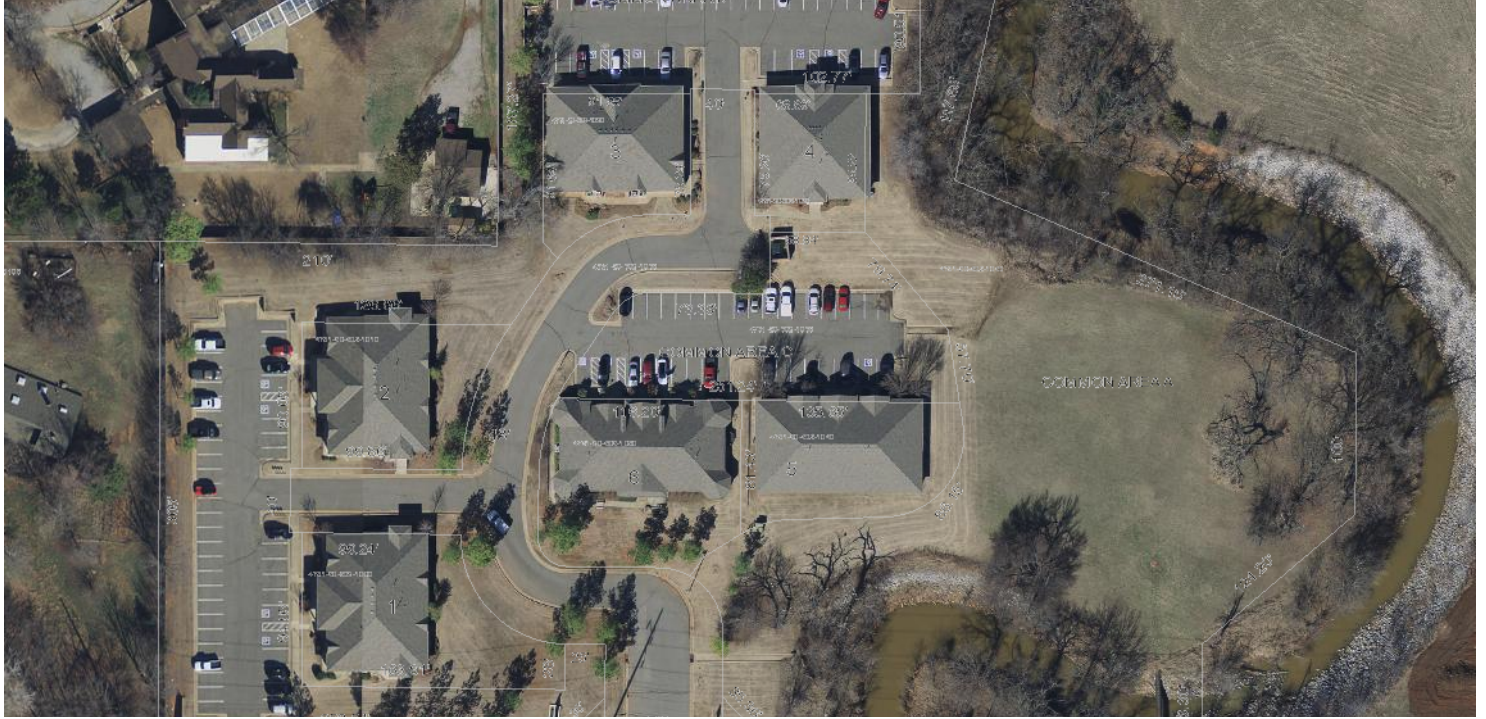


TIMBERBROOKE PROFESSIONAL CENTER

941 NW 164th Street, Oklahoma City, OK 73034



OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: \$10.00 SF/yr (NNN)

Year Built: 2001

Building Size: 4,800 SF

Zoning: Office

Market: Oklahoma City

Submarket: NW OKC/Edmond

PROPERTY OVERVIEW

Lease rates starting at \$10/SF NNN

PROPERTY HIGHLIGHTS

- Well maintained property with upscale finishes
- Easy access from Western and NW 164th
- Close proximity to multiple restaurants and grocery stores



ADEPT Commercial Real Estate, LLC
120 E Sheridan, Suite 105E
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

AVAILABLE SPACES

TIMBERBROOKE PROFESSIONAL CENTER

941 NW 164th Street, Oklahoma City, OK 73034

LEASE TYPE | NNN

TOTAL SPACE | 1,200 SF

LEASE TERM | 36 months

CAM & TAX | \$10.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	Available	1,200 SF	NNN	\$10.00 SF/yr
Suite 2	Available	1,200 SF	NNN	\$10.00 SF/yr
Suite 3	Available	1,200 SF	NNN	\$10.00 SF/yr



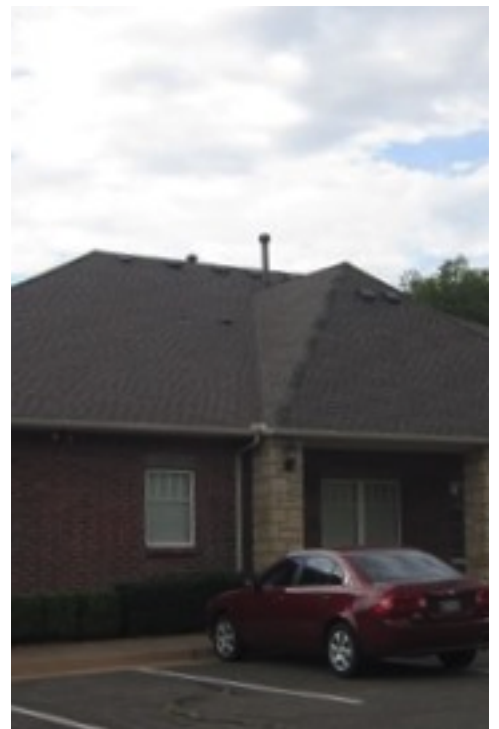
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ADDITIONAL PHOTOS

TIMBERBROOKE PROFESSIONAL CENTER

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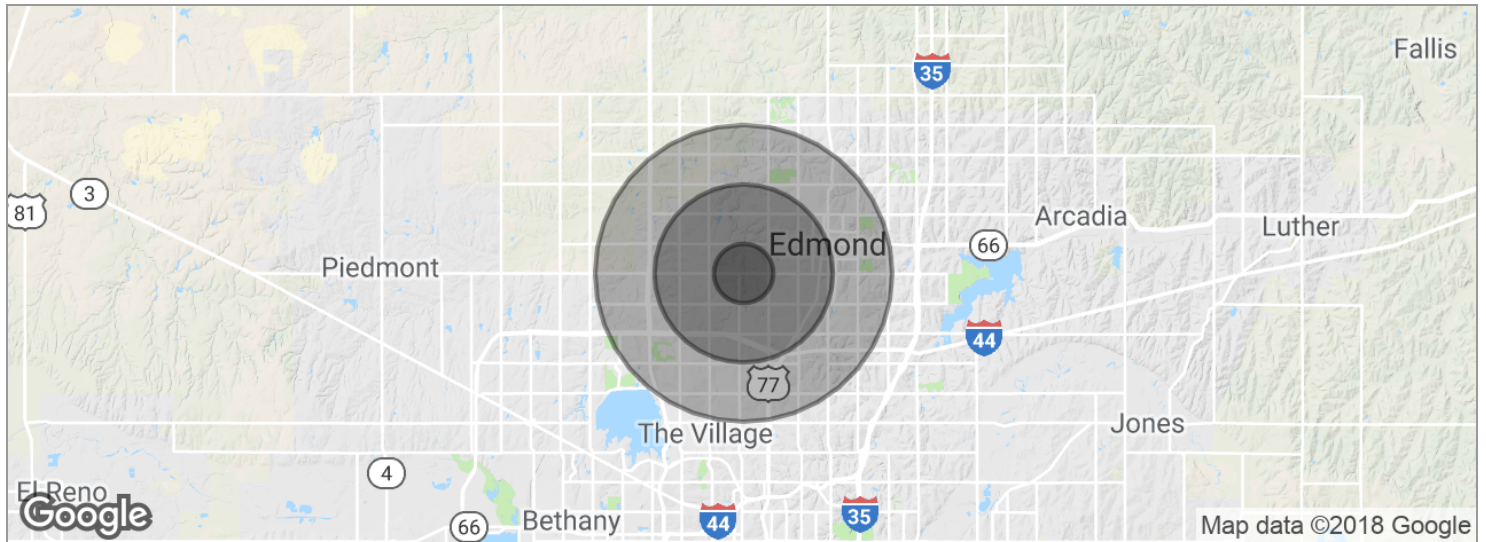
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A map of Stoneridge, Lexington, showing streets like NW 164th St, NW 168th St, and NW 170th St. A red location pin marks a specific spot near NW 166th St and NW 164th St. The map includes labels for various roads such as Fenwick Blvd, Kingsley Rd, Halbrooke Rd, Parkhurst Rd, Valley Ln, NW 169th St, NW 168th St, NW 167th St, NW 166th St, NW 165th St, NW 164th St, NW 163rd St, NW 162nd St, NW 161st St, NW 160th St, NW 159th St, NW 158th St, NW 157th St, NW 156th St, NW 155th St, NW 154th St, NW 153rd St, NW 152nd St, NW 151st St, NW 150th St, NW 149th St, NW 148th St, NW 147th St, NW 146th St, NW 145th St, NW 144th St, NW 143rd St, NW 142nd St, NW 141st St, NW 140th St, NW 139th St, NW 138th St, NW 137th St, NW 136th St, NW 135th St, NW 134th St, NW 133rd St, NW 132nd St, NW 131st St, NW 130th St, NW 129th St, NW 128th St, NW 127th St, NW 126th St, NW 125th St, NW 124th St, NW 123rd St, NW 122nd St, NW 121st St, NW 120th St, NW 119th St, NW 118th St, NW 117th St, NW 116th St, NW 115th St, NW 114th St, NW 113rd St, NW 112nd St, NW 111st St, NW 110th St, NW 109th St, NW 108th St, NW 107th St, NW 106th St, NW 105th St, NW 104th St, NW 103rd St, NW 102nd St, NW 101st St, NW 100th St, NW 99th St, NW 98th St, NW 97th St, NW 96th St, NW 95th St, NW 94th St, NW 93rd St, NW 92nd St, NW 91st St, NW 90th St, NW 89th St, NW 88th St, NW 87th St, NW 86th St, NW 85th St, NW 84th St, NW 83rd St, NW 82nd St, NW 81st St, NW 80th St, NW 79th St, NW 78th St, NW 77th St, NW 76th St, NW 75th St, NW 74th St, NW 73rd St, NW 72nd St, NW 71st St, NW 70th St, NW 69th St, NW 68th St, NW 67th St, NW 66th St, NW 65th St, NW 64th St, NW 63rd St, NW 62nd St, NW 61st St, NW 60th St, NW 59th St, NW 58th St, NW 57th St, NW 56th St, NW 55th St, NW 54th St, NW 53rd St, NW 52nd St, NW 51st St, NW 50th St, NW 49th St, NW 48th St, NW 47th St, NW 46th St, NW 45th St, NW 44th St, NW 43rd St, NW 42nd St, NW 41st St, NW 40th St, NW 39th St, NW 38th St, NW 37th St, NW 36th St, NW 35th St, NW 34th St, NW 33rd St, NW 32nd St, NW 31st St, NW 30th St, NW 29th St, NW 28th St, NW 27th St, NW 26th St, NW 25th St, NW 24th St, NW 23rd St, NW 22nd St, NW 21st St, NW 20th St, NW 19th St, NW 18th St, NW 17th St, NW 16th St, NW 15th St, NW 14th St, NW 13th St, NW 12th St, NW 11th St, NW 10th St, NW 9th St, NW 8th St, NW 7th St, NW 6th St, NW 5th St, NW 4th St, NW 3rd St, NW 2nd St, NW 1st St, NW 0th St.



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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,460	60,987	144,307
Median age	34.9	33.2	32.8
Median age (Male)	35.4	32.6	31.4
Median age (Female)	34.0	33.5	34.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,100	24,173	58,159
# of persons per HH	2.7	2.5	2.5
Average HH income	\$97,358	\$82,445	\$75,895
Average house value	\$202,127	\$202,503	\$196,444

* Demographic data derived from 2010 US Census



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ANDREW HWANG, ESQ

Partner



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OK #170740

PROFESSIONAL BACKGROUND

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Prior to co-founding ADEPT, he was an Advisor for SVN Land Run and a recipient of the SVN Achiever Award. Andrew is a real estate professional with nine years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have two young boys named Andrew Jr. and Ezekiel.

Recent Transactions:

Central Plaza Student Housing - \$6.8M
LSB Chemicals Corporate Office (3 properties) - \$3.95M
IronGate Industrial Park (6 properties) - \$2.5M
Automobile Alley Portfolio (3 properties) - \$2.89M
NE 7th & Oklahoma - \$1.58M
Retail Portfolio in Del City, OK (11 properties) - \$2.3M
Individual Assurance Company Portfolio - \$3M
FLC Acquisitions (3 properties) - \$4M
8th Street Market - \$1.2M
Black Mesa Brewing Company - \$750k
UKC Portfolio (3 properties) - \$1.05M
Medical Building Portfolio (RMO & ComFoCare) - \$1.55M
Timberbrooke Professional Center (5 properties)- \$2.4M
Plaza Garage - \$1.225M
1720 National Development - \$2.5M
Emerson South High School Lease

EDUCATION

University of Michigan-Ann Arbor - BA Economics
University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS & AFFILIATIONS

Oklahoma Bar Association
Urban Land Institute
Commercial Real Estate Council
International Council of Shopping Centers
Leadership OKC Class XXXVI - Alumni
University of Michigan-OKC Alumni Association - President
University of Michigan-OKC Scholarship Endowment - Trustee
The Mentoring Project - Mentor
The Awesome Foundation - Trustee
Frontline Church - Finance Committee
Brownstones HOA - Board Member



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